

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Councilmember Mary M. Cheh introduced the following bill, which was referred to the Committee on \_\_\_\_\_.

To amend Title 10 of the District of Columbia Municipal Regulations to extend the large tract review process to certain residential development projects.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Large Tract Review Process Amendment Act of 2013”.

Sec. 2. Chapter B23 of Title 10 of the District of Columbia Municipal Regulations (10 DCMR § 2300, *et seq.*) is amended as follows:

(a) Section 2300.1(a) (10 DCMR § 2300.1(a)) is amended as follows:

(1) By striking the phrase “(3) acres or more and” and inserting the phrase “(3) acres or more,”; and

(2) By striking the phrase “and cellar area (below grade);” and inserting the phrase “and cellar area (below grade); and any residential development of one hundred and fifty thousand square feet (150,000 ft.<sup>2</sup>) or more gross floor area (above grade) and cellar area (below grade);” in its place.

(b) Section 2301.3 (10 DCMR § 2301.3) is amended by striking the phrase “Applicants for commercial and mixed-use commercial development projects of fifty thousand square feet

1 (50,000 -ft.<sup>2</sup>) or more shall submit to the Director, Office of Planning, eight (8) copies of the  
2 following documents:” and inserting the phrase “Applicants for residential development projects  
3 of one hundred and fifty thousand square feet (150,000 ft.<sup>2</sup>) or more and applicants for  
4 commercial and mixed-use commercial development projects of fifty thousand square feet  
5 (50,000 ft.<sup>2</sup>) or more shall submit to the Director, Office of Planning, eight (8) copies of the  
6 following documents:” in its place.

7 (c) Section 2303.1 (10 DCMR § 2303.1) is amended to read as follows:

8 “2303.1 Requests for review and certification submitted to the Office of Planning under  
9 this chapter shall be completed within a minimum of sixty (60) days and no more than one-  
10 hundred twenty (120) days from the time of a submission or referral to the Office of Planning.”.

11 (d) Section 2304.1 (10 DCMR § 2304.1) is amended by adding a new subsection (k) to  
12 read as follows: “Projects that receive District subsidies for affordable housing.”.

13 (e) Section 2305 (10 DCMR § 2305) is amended as follows:

14 (1) Section 2305.2 (10 DCMR § 2305.2) is amended to read as follows:

15 “2305.2 The Director, Office of Planning, shall coordinate the review of all residential  
16 development proposals of one hundred and fifty thousand gross square feet (150,000 ft.<sup>2</sup>) or  
17 more and commercial and mixed-use commercial development proposals of fifty thousand gross  
18 square feet (50,000 ft.<sup>2</sup>) or more as well as proposals involving three (3) acres or more.”.

19 (2) Section 2305.5 (10 DCMR § 2305.5) is amended by striking the phrase “In  
20 addition, the Department of Consumer and Regulatory Affairs shall refer to the Office of  
21 Planning all commercial or mixed-use commercial development proposals of fifty thousand  
22 gross square feet (50,000 ft.<sup>2</sup>) or more prior to accepting such proposal(s) for building and/or  
23 construction permits.” and inserting the phrase “In addition, the Department of Consumer and

1 Regulatory Affairs shall refer to the Office of Planning all residential development proposals of  
2 one hundred and fifty thousand gross square feet (150,000 ft.<sup>2</sup>) or more and all commercial or  
3 mixed-use commercial development proposals of fifty thousand gross square feet (50,000 ft.<sup>2</sup>) or  
4 more prior to accepting such proposal(s) for building and/or construction permits.” in its place.

5 Sec. 3. Fiscal impact statement.

6 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal  
7 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,  
8 approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-206.02(c)(3)).

9 Sec. 4. Effective date.

10 This act shall take effect following approval by the Mayor (or in the event of veto by the  
11 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as  
12 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
13 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
14 Columbia Register.